

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

GEORGE L. GORDON, JR., GOVERNMENT CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

FEBRUARY 11, 2015  
6:30 P.M.

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### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE

### ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

### DECLARATIONS OF DISQUALIFICATION

### PUBLIC PRESENTATIONS

### PUBLIC HEARINGS

1. [RC1400155; Reclassification – George Washington Village](#) - A proposed reclassification from the A-1, Agricultural; A-2, Rural Residential; R-3, Urban Residential – High Density; B-2, Urban Commercial; and M-1, Light Industrial Zoning Districts to the P-TND, Planned Traditional Neighborhood Development Zoning District, to allow for the development of a planned community. The project is proposed to include up to 2,957 residential units and up to 1,550,000 square feet of commercial floor area, on Assessor's Parcels 28-87; 29-32, 29-36, 29-38A, 29-39C, 29-81, 29-82 and 29-83; 37-63; and 38-1, 38-1A, 38-3, 38-4, 38-4C, 38-55, 38-58C, 38-58D, 38-66, 38-69, 38-70, 38-70A, and 38-71, consisting of 1,051.59 acres, located on the north side of Ramoth Church Road and south side of Courthouse Road, west of Interstate 95, within the Hartwood Election District. **(Time Limit: March 10, 2015) (History: December 10, 2014 Public Hearing Continued to January 14, 2015) (January 14, 2015 Public Hearing Continued to February 11, 2015)**

### UNFINISHED BUSINESS

2. [Discussion on Cluster Development Standards within Virginia](#)
3. [Comprehensive Plan Amendment; Urban Development Areas and 5-Year Update](#) - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred on February 27, 2013 until further information from staff) (Discussed at June 21, 2014 Retreat) (In Subcommittee)**

### NEW BUSINESS

4. [Zoning and Subdivision Ordinance Definitions](#) - Consider authorizing a public hearing to amend the zoning and subdivision ordinances to create new definitions for uses listed in the zoning ordinance and to harmonize the definitions between the zoning and subdivision ordinances and state code.

### PLANNING DIRECTOR'S REPORT

### COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

5. TRC Information - February 25, 2015

APPROVAL OF MINUTES

December 10, 2014

January 14, 2015

ADJOURNMENT